DEED OF EXCHANGE

Flat No.202on the of the building name KAMTHI PLAZA Co-operative H Plot No.37 (GES), Flat No. 404 on the fourth floor Dive-Airoli, Navi building named KAMTHI PLAZA o-operative Housing Society Exchanged the second floor with Sector-8A, Mumbai, Limited

*1 #1

built Of Flat No.404 and Flat No.202 : each 635 dn area sq. ft. super

I.T. FIRST PART' Airoli, Navi Mumbai, hereinafter called as 'THE PARTY OF THE Housing Society Limited, at Flat the ONE PART heirs, executors, administrators, attorney context PAN no.ALAPB0378B), day DEED OF EXCHANGE is made at Vashi, Navi Mumbai, on this or meaning of No.404, January 2023, (which expression shall unless fourth thereof shall mean and Plot No.37 (GES), Adult, Indian Inhabitant, residing BETWEEN MRS SOMA DILIP BERA (having floor, KAMTHI PLAZA Co-operative Sector-8A, repugnant to and assigns) of include all her

SECOND PART' (which expressions Beall of the context or meaning the transfer of the context or meaning the second of the context of Navi Mumbai, Society No.202, No.BBLPR1982B), the OTHER PART : heirs, executors, sug 1) MR RAJENDRA MALOJI RANE (having I.T.PAN No.AGQPR4393F) Limited, Plot No.37(GES), Sector-8A, second floor, M hereinafter jointly called 'THE Adults, Indian Inhabitants, RUCHITA SEAL STANDUSTRIAM DEVELOPME KAMTHI RAJENDRA PLAZA unless it be repugnant RANE (having mean and Co-operative ors and assigns) 2904 residing at Flat PARTY OF THE Dive-Airoli, 6, I.T. PAN Housing

1. WHEREAS THE CITY & MDUSERIAN DEVELO parcel of land bearing Plot No.37 admeasuring 900.00 sq. mtrs. Sr.No.TNN9-02240-2008, Agreement to Lease Floor, Nariman Point, Mumbai-21, (Hereinafter referred to as (hereinafter referred (erstwhile 12.5% Scheme), to MR NAMDEV "CIDCO") has agreed to lease under Gaothan Sub-Registrar and having its dated 23rd September 2008, Thane-9 on 23rd September to vide receipt no.2245, S registered Office the Original MENT COMPORTION OF Expansion Scheme GAJANAN MADHAVI registered with Licensee), vide at 2008, under Nirmal, piece or

Levy 8

Mory Bucketer per

conditions therein contained. described in (hereinafter purpose of constructing a residential 60 called the said "Plot" years the First Dive-Airoli, Cum from the date of the Commercial users Schedule written Navi Mumbai, Tal. & building or buildings thereon and more particularly on the said hereunder), Agreement Dist. Thane terms and for

- Plot transferred all his development rights in respect Original ENTERPRISES. possession of the consideration (hereinafter referred partnership AND WHEREAS by a duly at KENI and 2) MR BALKRISHNA M/S Licensee, Plot No.37, registered under Act 1932, through its SHREE and RADHA KRISHNA ENTERPRISES, a said Plot to M/S handed over the Development Agreement MR to Sector-8A, NAMDEV as the the GAJANAN provisions DHONDIBA BHAGWAT, Partners, Developers), Dive-Airoli, Navi peaceful and SHREE RADHA KRISHNA MADHAVI of even date, the of 1) MR JAGJIVAN the of the partnership for assigned/ Indian having Mumbai vacant proper
- NMMC/TPD/BP/CASE NO.A-9942/3370/09 dated 27th August 2009 DILIP BERA purchased Flat No. 404 admeasuring 635 sq. said plot. MADHAVI and comme permission/Commencement registered with Jt. the Navi Mumbai Muni from the Developers for proper consideration. WHEREAS Sector-8A, WHEREAS No.404 up area on the fourth floor of the building named KAMTHI (then) being constructed on Plot No. 37 (GES), situated Sr.No.TNN9-00088-2010, vide receipt the name o nd commence that the same de s the Dive-Airoli, Navi Mumbai, Tal. & Dist. Athering dies Ch Sub Developers म्ब्राक्त व्यक्त Certificate trar Thane-9 on 7 obtained tion dated Ce of the Building 2504 bearing ref. 294 respect the no.88, January Of Development MRS the Thane, super 2009 from
- Developers handed over Plot No.37(GES), in accordance with the plans MRS AND WHEREAS the Developers completed the construction on SOMA DILIP BERA (hereinafter referred the possession of the said Flat No. 404 to sanctioned the as 'THE PARTY

the 1888

My of Runkilor ken

no.N.B.O.M/CIDCO/HSG(T.C.)/3445/JTR/YEAR 2010-2011 dated 31st have formed a Housing Society named KAMTHI PLAZA Co-operative Flats/Shops in the building constructed on the said Plot WHEREAS MRS SOMA DILIP BERA together with the other owners Society Limited, bearing

Flat No.202

No.37 (GES), situated at GREEGOR, 8A, Dive-Airoli, Navi Mumbai, Tal. & Dist. Thank affrom the Developers for proper consideration and One Developers the possession of the said flat No.202 to MRS PRAMODINI SHRIDHAR NAIR.

8. AND WHEREASMES PRAMODINI DHAR NAIR, assigned transferred all her shake interest in the capital/property of in KAMTHI PLAZA Co-operative Housing Society Limited on Plot up area on the second floor of the building named KAMTHI PLAZA NAIK purchased Flat No. 202 admeasuring 635 sq. ft. super built registered with Jt. Sub-Registrar WHEREAS by an Agreement to Sale under Sr.No.TNN9-03518-2010, MRS. dated 22nd November Thane-9 on 22nd ed over the posseszion PRAMODINI SHRIDHAR Mumbai

RAJENDRA RANE OF THE no.TNN8-01890-2012, wide receipt no.1939, for proper consideration and handed over the possession of the said Flat RAJENDRA MALOJI RANE Sub-Registrar Thane-8 on 16th March 2012, under serial Society and SECOND PART) Sale dated 16th March 2012 (hereinafter jointly referred to as 'THE the RAJENDRA MALOJI and 2) MR RUCHITA said Flat No.202 RANE and 2) MR RUCHITA in favour of RAJENDRA RANE, vide registered with the

WITH ONE ANOTHER. THAT NOW THE PARTY OF THE FIRST PART AND THE PARTY OF SECOND PART HAVE MUTUALLY AGREED TO EXCHNAGE THEIR RESPECTIVE FLATS

Thane (hereinafter Housing Society Limited on Plot No.37 (GES), situated at building named KAMTHI PLAZA in KAMTHI PLAZA Co-operative interest and benefits in relinquish, 1. WHEREAS THE PARTY OF THE FIRST PART has agreed to release, sq. ft. super built up area OF Dive-Airoli, assign and transfer all her THE SECOND referred to as Flat No.404), in favour of PART respect Navi who have agreed to accept on the fourth floor of Of Mumbai, Flat No.404 admeasuring Tal. rights, title, Dist.

the 1888

My Ruchilis Rems

the rights, title, interest and benefits uī respect of

building title, interest and benefits in respect of the same. Sector-8A, Dive-Airoli, Navi Mumbai, Tal. & Housing title, interest and benefits in the release, (hereinafter referred to as Flat No. 202) in favour of the PARTY AND WHEREAS sq. ft. FIRST Society relinquish, named KAMTHI PLAZA in KAMTHI super built PART, THE Limited on Plot who has PARTY OF assign and up area agreed to accept all the rights, THE on the second floor transfer SECOND PART No.37 (GES), Flat No. 202 admeasuring PLAZA all their rights, has agreed Dist. Thane Co-operative situated

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS

sq. ft. super built up building named KAMTHI PLAZA 18 H C 37 (FE Housing Society Limited of PART.

Sector-8A, Dive-Airoli Navi Mumba Part.

THE PARTY OF THE SECOND PART.

PARTY OF THE SECOND PART.

PARTY OF THE SECOND PART.

PARTY OF THE SECOND PART. Tal. & Dist. Thane against the Flat No.202 admeasuring 635 No.37(GES), situated at Sector-8A, Dive-Airoli, Navi Mumbai, the fourth floor of the building named KAMTHI PLAZA in KAMTHI Flat No.404 admeasuring 635 1. WHEREAS THE PARTY OF Co-operative Housing THE FIRST PART hereby exchanged her sq. ft. super built up area Society the second floor PLAZA Limited on 21 Dist Thane Co-operative

Sector-8A, Dive-Airoli, Navi Mumbai, Tal.

THE PARTY OF THE FIRST PART. Housing Society Limited on building 2. WHEREAS THE PARTY OF THE SECOND PARTY OF TH No.37(GES), situated at Sector-8A, Dive-Airoli, Navi Mumbai, PLAZA Co-operative super built up area on the fourth floor of the named Thane KAMTHI PLAZA in KAMTHI PLAZA against Housing the Flat No.404 admeasuring Plot, No.37(GES), situated at Society ed KAMTHI PLAZA in KAMTHI Limited on Rock & Dist. Thane Co-operative 90-30 Plot

herry

My Roulist - Kan

- as payable on this Deed shall be shared equally by both with each other and the PART have mutually agreed to exchange their respective flats OF THE FIRST stamp PART and THE PARTY OF THE duty and registration charges
- absolute and exclusive owners of the Flat No.404. Flat No. 202 and the PARTY OF THE SECOND PART shall become the AND WHEREAS after shall become the absolute and exclusive owner of the the exchange, THE PARTY OF THE

9 61

5. THE PART PARTY OF THE FIRST PART shall hand over the peaceful possession of on the execution of this Deed. the Flat No.404 to the PARTY

vacant possession of the Flat No. 202 to the PARTY OF THE And the PARTY OF THE SECOND PART shall hand over the peaceful PART on the execution of this Deed. FIRST

- all Concerned CIDCO/NMMC/Society/MSEDCL/Sub-Registrar exchanged flats in favour of each other in the records of 6. BOTH the parties shall co-operate with each other and sign concerned authorities as and when required. the relevant Authority documents and shall also be present as may be of required for the before Assurances/
- in common expenses payable property taxes, service charges and charges for and other services, Municipal Taxes, Society charges 7. BOTH THE PARTIES shall be liable to bear and pay all Flats till the date respective exchanged flats outgoings and their of handing over share according to the to each other. in respect of their respective the possession of the electricity and all
- 8. BOTH THE PARTIES may was permitted by law only and for purpose.

 9. BOTH THE PARTIES whall from the case of possession their respective Flats.

 9. BOTH THE PARTIES whall from the case of possession their respective Flats.

 9. BOTH THE PARTIES whall from the case of possession their respective Flats. for Ser Ser
- regulations of the Society. common areas and facilities which maybe against the rules, the said building or to the said Society or portion of of possessi be done anything

Sterry

My My Rendition Par

- undertake from time to time. regulations and Bye-Laws of the Society/CIDCO/ NMMC and also BOTH THE said Society may make in respect to pay all contributions, costs, demands PARTIES hereby agree to abide by the rules, of the said Flats and dues
- the exchanged flats now or in future. 11. BOTH the parties and any of their legal heirs shall not raise any claim/s whatsoever against each other in respect of
- be caused to them for non-transfer of the exchanged flats in to each other in respect thereof. same and shall make good all such loss, harm or damage caused indemnified each other 12. BOTH THE PARTIES respective names, hereby indemnify for any loss, harm or damage that may they shall be responsible for the and agree to keep
- encumbrances of any nature whatsoever. their respective flats are 13. AND WHEREAS both the parties represent free from all mortgages, charges, and declare

granted its permission to the Party of the First Part and the And the Society vide its letter dated

Party of the Second Part to excursion SUB-ACC TO THE CONTINUATION OF THE TOTAL PROPERTY situated at Sector-8A, Dive-Airoli, Navi Mumbai, It up ares and

Tal. & Dist. No.37 (GES), Thane.

Flat No.202

Tal. & Dist. Thane No.37 (GES), situated at Sector-8A, Dive-Airoli, Navi Mumbai, PLAZA the second floorof the building named KAMTHI PLAZA in KAMTHI No. 202 Co-operative admeasuring Housing 635 sq. Society ft. super built up area Limited on

of Rudike Ron

hereinabove written: subscribed their respective hands the day and year first IN WITNESS WHEREOF the parties hereto have hereunto set and

THE PARTY OF THE FIRST PART by the withinnamed SIGNED SEALED AND DELIVERED n: 6/

MRS SOMA DILIP BERA

in the presence of

Dilip Kumar bera sushant chavar

Lean



THE PARTY OF THE SECOND PART by the withinnamed SIGNED SEALED AND DELIVERED

- MR RAJENDRA MALOJI RANE
- 2) MR RUCHITA RAJENDRA RANE

the presence of

- Dilip Kumar Bera
- Sushant chavan









